

**TOWN OF VERNON**  
**Planning & Zoning Commission (PZC)**  
**Approved Minutes - Meeting Notice**  
**Thursday, March 19, 2009, 7:30 PM**  
**Council Chambers, Third Floor**  
**Memorial Building, Vernon Town Hall**  
**14 Park Place**  
**Rockville/Vernon, CT**

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**1. Call to Order & Roll Call**

- **Meeting called to order at 7:35 P.M.**
- **Regular Members Present:** Lester Finkle, Walter Mealy, Sarah Iacobello.
- **Alternate Members Present:** Francis Kaplan. Francis Kaplan to Sit for Watson Bellows.
- **Staff Present:** Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer
- **Recording Secretary:** James Krupinski.

**2. Administrative Actions/ Requests**

**2.1 Communications received NOT related to Agenda items**

- **None**

**2.2 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business"**

- **Francis Kaplan, seconded by Walter Mealy made a Motion to Adopt the Agenda. Motion carried unanimously.**

**2.3 Acceptance of Minutes**

- **Minutes of February 19, 2009 moved to the April 2, 2009 meeting for approval.**
- **Minutes of, March 5, 2009 moved to the April 2, 2009 meeting for approval.**

**3. Public Hearings:**

**3.1 Application [PZ-2009-04] of Rockville Public Library for a Site Plan of Development for an addition to the Rockville Public Library at #52 Union Street (Assessor's ID: Map #23, Block #106, Lot/Parcel #17)**

- **Leonard Tundermann, Town Planner read the Legal Notice into the record.**
- **Eric Peterson, Gardner & Peterson Associates reviewed the proposed design plans for the interior and exterior of the library. Jim Bell, Donna Edmond also present.**
  - **4,000 sq/ft expansion to the rear of the library;**
  - **Lot coverage proposed at 60% allowable in zone is 80%;**
  - **No disturbed area beyond the existing rear parking area;**
  - **Application requires Site Plan approval as well as Erosion and Sediment Control Plan approval;**
  - **Parking was based upon "Place of Public Assembly" in the Zoning Regulations to determine required parking;**
  - **Primary expansion reason is to allow handicap accessibility;**
  - **Shed on site would be removed to allow for an additional parking space;**
  - **Upper lot is currently leased to Rockville General Hospital until 2010;**
- **Jim Bell, Moser Pilon Nelson Architects, Wethersfield, CT**

- Designed to meet fire safety standards;
- Pitched style Aluminum roof with copper patina over new addition;
- Matching brick color and window design & style as well as grid work on the outside of existing windows;
- New rear entry with ramp and decorative columns;
- Sarah Iacobello was concerned with the loss of parking spaces on site and felt the on-street parking could be dangerous;
- Walter Mealy questioned existing parking on site against proposed parking after improvements;
  - Currently 44 in upper lot and 32 regular and 2 handicap spaces: Proposed improvements 44 upper would remain and 26 in rear parking area for a net loss of eight spaces not including on-street parking.
- Francis Kaplan questioned the comments regarding access to the site by emergency vehicles.
- Jim Bell indicated that no proposed work to the existing driveway is proposed. A small island would be removed to allow for turning around.
- Lester Finkle questioned the schedule for removal of trash from the site. Dumpster is emptied once per week.
- Staff Review:
  - Leonard Tundermann, Town Planner:
    - No wetlands issues;
    - Traffic Authority does not require review;
    - Design Review Commission made 2 Stipulations;
    - North Central District Health Department had no comments;
    - Use is permitted and complies with the Zoning Regulations;
    - Waste Management has been addressed;
    - Landscaping proposal for the site had not been addressed;
    - Parking – no specific requirement for Library use.
- Lester Finkle questioned the possibility of reserving some spaces from upper lot for the Library use.
- Terry McCarthy, Town Engineer:
  - Existing Storm Water Management Plan was adequate to prevent water from leaving site. Semi-Annual maintenance program with reports to the Engineering department.
- Public Comment:
  - None
- Public Testimony closed at 8:30 P.M.
- Lester Finkle questioned ability to reserve upper level parking for the Library use.
- Donna Edmond felt that the Library could try to negotiate use of the parking.
- Lester Finkle questioned the possibility of a stipulation that no net loss of parking would occur after improvements. Applicant was unable to give a solid answer without the Library Board review and discussion with the Hospital.
- Public Hearing was closed at 8:35 P.M.
- Francis Kaplan felt that additional parking was necessary for the increased use of the site.
- Commission requested a Draft Motion for review at the April 2, 2009 meeting.
- Walter Mealy, seconded by Francis Kaplan made a Motion to Continue to the April 2, 2009 meeting. Motion carried unanimously.

4. Old Business

4.1 Application [PZ-2009-03] of Lots & More Vernon, LLC for a Site Plan of Development for an Outdoor Lawn & Garden Merchandise Display at #48 Windsor Ave. (Assessor's ID: Map #22, Block #30, Lot/Parcel #42)

- **Francis Kaplan, seconded by Sarah Iacobello made a Motion to continue the application to the April 2, 2009 meeting. Motion carried unanimously.**

4.2 Plan of Conservation and Development (POCD)

- **Request for Qualifications statements are due in the office by March 31, 2009.**
- **Walter Mealy suggested utilizing the sub-committee for review and presentation to the Commission.**

4.3 Other zoning regulation changes for consideration:

- a. LID (Low Impact Development)
- b. Garden zone;
- c. Protection of mature trees (in section 9, Landscape Buffer Strips, and section 14, Site Plans), proposed by the Conservation Commission;
- d. Requiring sewers for development within aquifer protection zones;
- **No discussion held**

5. New Business.

5.1 Receipt of Applications

5.1.1 Application [PZ-2009-05] of To Design for a Special Permit/Site Plan of Development for Tri City Sunoco at #75 Talcottville Road (Assessor's ID: Map #2, Block #4, Lot/Parcel #80)

- **Francis Kaplan, seconded by Sarah Iacobello moved to Receive and Schedule a Public Hearing for April 16, 2009. Motion carried unanimously.**

6. Other Business

6.1 Formation of committee and tentative schedule for review of the zoning regulations

- **Item to continue on agenda for future discussion.**

6.2 Additional business to be considered should be introduced under PZC meeting agenda item "#2.2 Amendment / Adoption of Agenda" at the beginning of the meeting.

- **None**

7. Adjournment.

- **Sarah Iacobello, seconded by Francis Kaplan made a motion to adjourn. Motion carried unanimously.**
- **Meeting adjourned at 8:45 P.M.**

James Krupienski  
Recording Secretary

Approved April 2, 2009